

MINUTES

JOINT CITY COUNCIL/HOA PRESIDENTS MEETING

FEBRUARY 10, 2003

An adjourned meeting of the City Council of the City of Rolling Hills Estates was called to order at 7:05 p.m., in the City Council Chambers, 4045 Palos Verdes Drive North, by MAYOR RAUCH.

ROLL CALL

City Council Members Present: Addleman, Mitchell, Rauch, Seamans, Zuckerman

City Staff Present: City Manager Doug Prichard

Assistant City Manager Sam Wise

Planning Director David Wahba

Community Services Director Andy Clark

Finance Director Jud Norrell

HOMEOWNERS' ASSOCIATIONS REPRESENTED

Mike Russo, Bridlewood HOA

Jerry Gliksman, Dapplegray HOA

John Shepherd, Harbor Sight HOA

Bridget Carman, Larga Vista HOA

Robert Hladek, Marloma HOA

Debby Stegura, Masongate HOA

Tim Scott, Montecillo, HOA

Sararuth Grimes, Palos Verdes Drive North HOA

Clark, Davis, Roanwood HOA

Marianne Marcotti, Rolling Hills Country Club Estates HOA

Dave Breeding, Rollingwood HOA

INTRODUCTION AND OPENING REMARKS

MAYOR RAUCH welcomed the Homeowners' Association Presidents and proceeded with the introduction of the CITY COUNCIL MEMBERS and City staff.

Jerry Gliksman, Dapplegray HOA, inquired as to the planning process when a large project is proposed. Planning Director Wahba explained how the planning system works in general. Additionally, City Manager

Prichard noted staff will contact other cities and inquire about their preliminary assessments of planning projects and report the findings at the Policy Development Session.

Mike Russo, Bridlewood HOA, noted he was pleased with the Chandler Reuse Committee and how it has opened communication for the surrounding neighborhoods.

Bridget Carman, Large Vista HOA, commended the City on the time and effort taken to review the CEQA process and that the Coalition would like to see this item continued.

John Shepherd, Harbor Sight HOA, concurred with Ms. Carman and believed that moving forward with the CEQA standards would be beneficial to the City as it would make for a smoother process overall.

Tim Scott, Montecillo HOA, provided several suggestions for Council consideration that included thresholds for floor-to-area ratios, parking situation in the Montecillo area resulting from the Rolling Hills Covenant Church, landscaping, density, neighborhood compatibility issues, contiguous versus non-contiguous parcels, views, etc.

Mr. Shepherd noted his association is concerned with views as well. He suggested review of the City's tree guidelines and consideration of an ordinance. COUNCILMAN ZUCKERMAN explained that the City's trees are on a maintenance schedule and suggested that the homeowners' association communicate with the neighborhood and establish their own policy as far as private tree matters are concerned.

COUNCILWOMAN SEAMANS noted that the City could contact the utility companies and discuss tree trimming guidelines. Additionally, City Manager Prichard suggested that staff review the existing policy and guidelines, provide the COUNCIL with a history of previous cases and compare them with other cities' tree management policies.

Ms. Stegura noted that whenever a utility company trims one of the trees, they tend to use a "buzz saw" approach.

Clark Davis, Roanwood HOA, then inquired if there was an insect infestation among the trees throughout the City. Community Services Director Clark stated that nothing out of the ordinary has shown up other than the most common pests.

Ms. Carman commended the staff regarding street repaving, signage, etc. and requested the COUNCIL consider a "Welcome to the City of RHE" as one is leaving Rancho Palos Verdes in front of the Larga Vista area. Additionally, she suggested revision of the General Plan and a study be conducted on Palos Verdes Drive North to improve traffic congestion at Palos Verdes Drive East. Another concern mentioned was the amount of traffic generated transporting children to and from school and how future development might impact traffic along Palos Verdes Drive North.

City Manager Prichard responded that he had spoken to the School Superintendent and noted that the School District is currently in the process of reviewing their elementary school boundaries for possible adjustment. He noted that the City is monitoring this situation very carefully and encouraged parents to do the same.

Discussion continued with various suggestions to improve traffic, such as increased use of the PV Shuttle, parents and/or neighborhoods subsidizing school buses for students etc. COUNCILWOMAN SEAMANS noted that the PV Shuttle cannot be utilized solely for this purpose as it is a public service vehicle and not exclusive to schools.

David Breeding, Rollingwood HOA, commented that he was pleased with the Silver Spur Road Parkway Project.

Mr. Scott commended staff on their helpfulness and friendliness with information he has requested.

Assistant City Manager Wise reported on several traffic issues, i.e. improvements to Crenshaw

Boulevard and Pacific Coast Highway with the addition of a southbound left turn and designated southbound right turn lanes that should ease traffic at Rolling Hills Road. He noted that the City of Torrance has agreed to apply for funding from the MTA with the City writing a letter of support favoring their application.

Mr. Russo noted his concern with traffic increasing on Narbonne Avenue/Palos Verdes Drive East.

Mr. Gliksman then discussed non-conforming front yard fencing/structures and how the City handles residents who report other non-conforming additions in the neighborhood. COUNCILWOMAN SEAMANS noted that the HOA should help to monitor their neighborhood regarding unpermitted projects.

City Manager Prichard noted that the City acts on a complaint basis, but is more aggressive on front yard issues in particular. Brief discussion ensued on how to encourage residents to apply for permits. It was noted to add this item to the Policy Development Session agenda.

Mr. Davis inquired as to the City's finances, particularly, sales tax. Finance Director Norrell noted he will be presenting a mid-year budget review to the COUNCIL at their next meeting. He noted the sales tax has increased approximately 13% over the previous year.

Mr. Breeding inquired as to how the process worked in the Dapplegray area regarding speed humps. Mr. Gliksman explained that a petition was sent out to the residents for consideration by the Traffic and Safety Committee and recommendation to the COUNCIL.

Mr. Shepherd noted that his neighborhood has come to an agreement to monitor themselves in regards to speed. COUNCILMAN ZUCKERMAN noted that there is an incremental approach to traffic calming and noted those guidelines may be obtained from Assistant City Manager Wise.

MAYOR PRO TEM MITCHELL suggested encouraging the neighborhoods to reduce their speed before considering the need for speed humps.

Mr. Russo inquired as to the process for gaining approvals from neighbors when a project is pending and requested clarification on the matter as to whether such approvals are a courtesy or a requirement. Planning Director Wahba noted that obtaining approvals from the affected homeowners' association is helpful in determining that the CC&Rs have been followed, but that neither HOA nor neighbor approval is required by code.

Mr. Gliksman noted they have an architectural committee for their homeowners' association which does have CC&Rs and that he would be available to provide guidance for their homeowners' association, but cautioned that this approval does not take place of the City's.

Mr. Scott noted they have no CC&Rs for Montecillo and that there is an upcoming issue with respect to neighborhood compatibility. He stated that their HOA membership is on a volunteer basis, and with no formal guidelines, it places them in a tenuous position if asked to pass judgment on pending projects.

Mr. Gliksman noted that Dapplegray HOA membership is mandatory.

Mr. Davis then complimented the City on how well it seems to be running.

COUNCILWOMAN SEAMANS then brought up homeland security for discussion and encouraged the HOAs to form neighborhood watch groups. She invited all the HOA presidents to attend the South Bay Cities Council of Governments hometown security meeting on February 27. Ms. Carman noted she contacted the Sheriff's Department for neighborhood watch information and inquired as to the City's resources in case of an emergency.

MAYOR PRO TEM MITCHELL noted that first and foremost a communication network/phone tree should be established throughout the neighborhood.

Robert Hladek, Marloma HOA, suggested utilizing the Peninsula Emergency Response Team (PERT) for these types of activities.

Mr. Davis requested information be provided to assist the HOAs on procedures to follow in the event of a disaster. MAYOR PRO TEM MITCHELL suggested setting up a meeting with the Lomita Sheriff's Department for discussion on what their plans are for the community.

COUNCILMAN ZUCKERMAN noted his concern with regards to the State and how they are raiding local governments' monies due to their budget crisis. He encouraged all homeowners to contact the Governor's office as these funds directly affect public safety services, particularly law enforcement.

Brief discussion ensued with Mr. Shepherd requesting that information be provided to the HOAs regarding the State budget dilemma, i.e., a position statement, and place it on the City's website as well.

COUNCILMAN ADDLEMAN reiterated the need to have active neighborhood watch groups.

PUBLIC ANNOUNCEMENTS

A.MAYOR RAUCH MAYOR RAUCH was pleased to report the appointment of Dan O'Day to the Planning Commission.

ADJOURNMENT

At 9:08 p.m., MAYOR RAUCH formally adjourned the City Council meeting to Tuesday, February 25, 2003 at 7:30 p.m.

Submitted by, Approved by,

Hope J. Nolan Douglas R. Prichard

Deputy City Clerk City Clerk